

**Minutes of Land Use, Parks and Environment Committee**  
**Tuesday, September 15, 2009**

Vice-Chair Walter Kolb called the meeting to order at 8:33 a.m. and led the Committee in the Pledge of Allegiance.

**Committee Present:** Supervisors Fritz Ruf (Chair)(arrived at 8:47 a.m.), James Jeskewitz, Walter Kolb, Janel Brandtjen, Gilbert Yerke, Ted Rolfs, Rob Hutton.

**Also Present:** Chief of Staff Mark Mader, Legislative Associate Karen Phillips, Parks System Manager Duane Grimm, Register of Deeds Jim Behrend, Budget Management Specialist Linda Witkowski, Senior Financial Analyst Bill Duckwitz, Land Information Systems Manager Don Dittmar, Enterprise Operations Manager Andrew Thelke, Business Manager Peter Mudek.

**Approve Minutes of August 18, 2009**

MOTION: Jeskewitz moved, second by Brandtjen, to approve the minutes of August 18, 2009.

Motion carried: 6-0.

**Discuss and Consider Ordinance 164-O-041: Best Property Acquisition**

Grimm described the location of the Best property, just North of Menomonee Park and adjacent to Camp Pow-Wow, in the Village of Menomonee Falls. The total size property is approximately 80 acres in size. It is proposed that the residential portion be split and 70 acres of wetlands/conservancy be acquired by the County for addition to Menomonee Park. No environmental concerns were found during the environmental reconnaissance. The sale is contingent upon the granting of a permanent utility easement across the land to allow existing and future utilities to cross Waukesha County property. Grimm provided a more detailed description of the easements as shown on an aerial view photograph. Grimm stated that the property is mainly wetlands. It is a great natural resource area, with geologic domes, a Sugar Maple forest, clear water ponds, and artesian springs. The wetlands are superb, with very little invasive species. SEWRPC has listed this area as being significant for protection. The appraisals for the property came in at \$390,000 and \$217,000. The purchase price agreed upon was \$390,000; however the asking price had been considerably higher. Waukesha County will apply for stewardship funding, and potentially could receive \$195,000 back on the property.

Brandtjen asked what the long-term plans are for the wetlands/Sugar Maple forest areas. Grimm stated the areas would be left natural and protected; a trail may be put in through the Sugar Maple forest, but would only border near the wetland area. Jeskewitz inquired whether the Best family would retain the residence. Grimm said that the home and remaining acreage would be sold as a separate parcel.

Yerke questioned where the money for the purchase of this property is coming from. Grimm explained that the County Budget allocates \$1 million annually for the park and greenway purchases with the Walter J. Tarmann Parkland Acquisition Fund. This year, there was a \$285,000 carry-over from the Reese property acquisition, which was not purchased as anticipated. Consequently, the total acquisition expenditure limit for 2009 is \$1,285,000. Grimm continued to explain the financial components as outlined in the ordinance and fiscal note. He reviewed the other land acquisition purchases made so far this year. Prior to the Best property acquisition, there is \$245,000 remaining in the fund. The County would purchase the land for \$390,000 plus additional expenses associated with the purchase, estimated at \$7,400. This ordinance appropriates \$152,400 in additional Tarmann Fund Balance to fund \$145,000 in higher Fixed Asset expenditure authority and \$7,400 in higher operating expenditure authority, due to this land purchase's estimated costs exceeding the current Fixed Asset and Operating expenditure appropriation budget by approximately \$152,400.

Ruf arrived at 8:47 a.m.

Brandtjen asked for clarification on the Tarmann Fund balance after taking out the additional \$152,400. Grimm explained that the fund balance would be about \$5.9 million.

MOTION: Rolfs moved, second by Jeskewitz, to approve Ordinance 164-O-041.

Hutton expressed concerns on whether the property would be saleable enough to validate the price behind it. Grimm stated that the Sugar Maple woods could be developed and discussed the zoning issues, saying that potentially the property could be split. Yerke opined that for \$390,000, there would certainly be potential for individuals willing to buy it, and itsurely makes the Park more valuable.

Mader indicated thatthe resources that fill the fund come from landfill siting, grant reimbursements, and interest income. Grimm added that this area was designated for protection in the Waukesha County Park and Open Space Plan, along with 2 parcels just to the East.

Motion carried: 7-0.

## **Review Capital Projects in the Proposed 2010-2014 Plan for which the Committee has Budget and Policy Oversight:**

### County-Wide Projects

Item 46 Register of Deeds Tract Index: Behrend explained that this project has a change of scope and a cost update. The County put out an RFP for a replacement tract index system and found a system that meets the current and future needs of the County. The internal components will be up and running on November 16; however, the Public Access component has exceeded the budget. The additional funding request is for the evaluation and possible replacement of the existing online system currently used by the County. Behrend explained how the current online system works and some drawbacks associated with it. He further explained how going to a new online Public Access system would generate more revenue for Waukesha County because it will be easier to use. Fewer staff will be needed to maintain the system. He recommended that the funds be left in the budget and the project be picked up again in 2010. Brandtjen recognized the potential for a significant income stream long term as people are able to go online to obtain information, while requiring less staff time. To answer Rolfs' inquiry, Behrend clarified that all of the systems needed to be replaced. The existing public access will continue to work after the conversion, but its replacement will be justified based on cost-savings as well as the additional economies associated with it.

### Parks and Land Use

- Item 34 Orthophotography: Dittmar explained the technical terminology used within the scope and description of this project. This project will update the Digital Terrain Model to reflect surface changes that have occurred since 2005 and also collect new Orthophotography images of the entire County, done in conjunction with SEWRPC. The total amount budgeted for this project is \$650,000; however, SEWRPC is in the final stages of finding out how much money is available from State and Federal sources, which may result in a lower final cost for the County. Dittmar stated that they are proposing to get the exact product with the same specifications as five years ago. He stated that the year 2010 is a major time for doing air photography.

Jeskewitz inquired how many different companies provide this type of aerial photography service. Dittmar stated there are two leading companies located in Wisconsin – Ayres Associates in Madison and Aero-Metric in Sheboygan. The two companies will be joining together to do a Statewide project. Yerke asked if in the future the maps would be updated every five or every ten years. Dittmar stated it is the plan to do it every five years because that is what SEWRPC does. In the future they may consider doing it every two years using Homeland Security funding. The Sheriff's Department and the Department of Parks and Land Use would prefer updating at the two year interval – the more current the better, but it would have to be cost justified. Yerke asked if LIS staff would be willing to come out and give lessons to local planning commissions on how to use the online mappig system. Dittmar stated he would be very willing to do presentations upon request.

- **Item 35 Pavement Management Plan:** Grimm explained the plan to keep up with maintenance of parking lots, curb and gutter, sidewalks on County grounds and facilities. The major projects for 2009 have all been completed. The Department has changed from the PASER rating to the PAVER system to be consistent with the Public Works Department. Grimm further explained the efficiencies of using the PAVER system, as projects are determined by need rather than on a set schedule. The major asphalt projects for 2010 are Minooka Park, Muskego Beach House, Expo and Radio Services.
- **Item 36 Bikeway Pavement Improvements:** Grimm stated the Lake Country Trail has been approved for transportation enhancement stimulus funding in the amount of \$1.2 million. The design is ongoing, and the State construction will begin in 2010. Kolb wanted assurance that this project would not begin until the funding is received. Grimm said that the State will be doing the bidding and construction; the County provides only the design/engineering work. There are no County funds going into the construction of the Lake Country Trail. Brandtjen inquired whether accepting these funds would require the trails to be maintained during the winter. Grimm stated yes, by accepting the funds we would be plowing the trails, but they would be low priority with only minimal salt usage. Kolb stated the cost of gas and labor need to be considered. Grimm stated the winter maintenance is mandated in the contract, as the trail provides an alternate means of transportation. Kolb questioned the necessity of paving new trails, considering the present the economy. Kolb said the timing is not right. We are asking County staff to take furloughs. Rolfs and Hutton stated cross-country skiing would be a better usage during the winter months. Brandtjen brought up the liability issues involved with plowing the trail and not sufficiently salting it. Rolfs asked Grimm to explore the concept of leaving the trail unplowed for cross country ski usage. Grimm added that a New Berlin trail is being plowed and there are many people that use it. He explained that there are people who feel both ways – there are requests both pro and con regarding having the paths plowed. Ruf stated he would note the concerns regarding plowing of the trail and take the issue to the Executive Committee for further discussion.

Grimm continued with a review of the Bugline Trail project proposed for 2011. Yerke questioned, based on last years projection of \$495,000, why the amount has now increased to \$1.4 million. Grimm said that the project been increased because of the stimulus money. The trails will be increased in size from an 8 foot to a 10 foot width, which is the recommended standard. Rolfs voiced the concerns of runners who are against paving the trail. Grimm explained that they are taking a physical survey of the trail in efforts to consider the needs of snowmobile riders, horseback riders, and runners.

Rolfs requested a follow-up with more information on the increased maintenance costs regarding the plowing the trails.

- **Item 37 Exposition Center Arena Roof:** Thelke explained that in 2007, an engineering firm completed an analysis of the roof, thereby creating this capital project. An updated roof investigation was done in 2009. Thelke further explained more detailed specifications of the project. The project scope has changed to include repainting of the exterior of the Arena to match the color of the roof. The new roof color will be energy efficient and meet the standards for sustainable building design. Thelke passed around sample of the product material for inspection by the Committee. He assured Kolb that the product reliability would be researched thoroughly during the design phase.
- **Item 38 Retzer Nature Center Maintenance Bldg:** Grimm explained the change in scope for this project resulting from revenue of \$85,000 in renewable energy incentives and grants. The poly greenhouses are being eliminated from this project. The new facility will be approximately 4,400 square feet in size, including restrooms, a seed sorting and cleaning area, heated shop and storage,

cold storage, and service yard with bulk storage. The geothermal system will be shared with the existing Retzer Nature Center and Planetarium building (included as part of Capital Project – Item 9). The site costs have been updated to include permeable pavement to reduce stormwater and mitigate drainage problems. To answer Kolb's inquiry, Grimm further explained some of the specifications of the geothermal system. Grimm assured that one of the top people in geothermal design is working on this project. Brandtjen asked whether there would be a solar roof on the building. Grimm said that there would not - Focus on Energy changed their rates, and now the rate of return does not merit the cost. Discussion continued regarding how effective the permeable surfaces would be long term. Grimm stated this project will be a test to see how well it works.

- Item 39 Restroom Renovation: Grimm explained this project is as planned. He explained they did a price break down to compare modular versus building from the ground up – they will be going with ground up construction. Grimm explained that a number of restroom areas will be combined in the picnic areas. Brandtjen asked which restroom areas are ADA compliant, and Grimm explained to his best recollection. Brandtjen asked for a follow-up by email specifically listing which restrooms are ADA accessible. Hutton commented that in spending \$170,000 per bathroom, has the additional maintenance cost been determined with these bathrooms? Grimm said the only additional costs would be parts (flush valves, handles, etc.). He said that regardless, the current standard is that the bathrooms are checked/cleaned on a regular basis and that would remain the same. Hutton commented that in trying to quantify costs and priorities, he has a difficult time justifying these costs. Hutton opined thatcampsite facilities are as important or even more important for camper accessibility. Grimm stated that would be a project in future years.
- Item 9 Energy Efficiency and Conservation Federal ARAA Grant: Grimm stated there was a June 2009 deadline to apply for funding, which was met. They anticipate receiving funds by October. There will be a separate ordinance forthcoming to accept grant funding. Projects under this Capital Project include upgrading and standardizing light fixture systems at the Expo, Government Center, Highway Ops/Communications Center; interior lighting in County facilities; waste heat recovery at Nagawaukee Ice Arena; HVAC upgrade at Eble Ice Arena; Retzer Renewable Energy (geothermal) project; street lighting luminaries retrofit; and traffic signal interconnection (fuel energy savings). To answer Brandtjen's inquiry, Mudek stated there is approximately \$400,000 of the grant funding to create a revolving loan fund for companies interested in upgrading to greener technologies program in collaboration with the Waukesha County Economic Development Corporation.

#### **Future Meeting Date**

- October 20, 2009. (Committee members will be notified if an October 6 meeting is necessary).

MOTION: Rolfs moved, second by Jeskewitz, to adjourn at 10:40 a.m. Motion carried: 7-0.

Respectfully submitted,

Jim Jeskewitz,  
Secretary